



STAGS

Rutland Lodge



Rutland Lodge

448 Babbacombe Road, Torquay, TQ1 1HW

Dartmouth 11 miles Exeter 23 miles Totnes 8 miles

- Refurbished Victorian Villa
- 5 Bedrooms All En Suite
- Large Reception Rooms
- 3 New Build Holiday Lodges
- Significant Income Potential
- Lifestyle Change Opportunity
- Wellswood Location
- Adjoining Cottage Available by separate Negotiation

Guide price £1,125,000

SITUATION

Located at the edge of the ever popular Wellswood on Lower Babbacombe Road, this holiday complex is well positioned for easy access to the harbour, seafront, and the amenities of Wellswood Village. The property is within the Warberries conservation area on a pretty hillside setting, largely consisting of period villas in spacious grounds, amongst lush vegetation with the ambience of the French Riviera. Torquay is located in the heart of the English Riviera famed for its mild climate and clear waters with a mild south-facing aspect and miles of sandy beaches. The harbour, with its large marina, palm trees and subtropical gardens, elegant Georgian terraces, plus a myriad of bars and restaurants remains the most attractive area.

Torquay is well served with rail links to the major cities, the newly opened South Devon Link Road giving speedy access to the M5 motorway and airport at the Cathedral City of Exeter.

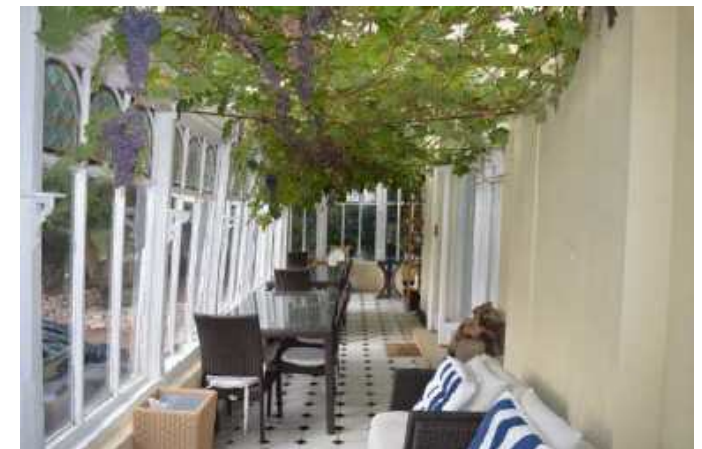
DESCRIPTION

Stags are delighted to offer to the market this unique opportunity to acquire a holiday complex within the Wellswood area of Town with significant income potential. Currently the main house, the major portion of a refurbished Grade II listed Victorian Villa, produces income as a B&B with 5 spacious en suite bedrooms, either let room by room or as a whole. In the grounds to the rear the current owner has managed to secure planning for three two bedroom holiday lodges which have just been constructed, and have been fitted and finished to a high standard.

There is flexibility in the way the properties could be run depending on the new owners requirements. Either live in the main house and holiday let the lodges to produce an income, or occupy part of the house and operate the remaining rooms as B&B along with letting the lodges. Alternatively, as is currently the case and to maximise income, live elsewhere (see Agents Note



A unique opportunity to acquire a substantial period property with 3 holiday lodges in the Wellswood area of Torquay





below) and use all the rooms in the house for B&B and holiday let the lodges.

RUTLAND LODGE

Believed to have been built in approximately 1860, Rutland Lodge has the grand proportions typical of the era along with many period features. Briefly, the recently refurbished accommodation is over two levels with a large and useful basement below. The ground floor has an impressive entrance porch with ornate stained glass windows to the inner door and surround, leading to an open reception hall where a grand staircase ascends to the first floor. There is a large sitting room with log burner, bay window with shutters, double doors leading to the wonderful Edwardian conservatory with prolific and productive vine. The kitchen, also leads to the conservatory, and is designed for guests requirements. The dining room looks to the front and has a large open fireplace. The basement is accessed under the main stairs and is divided into three rooms, is ideal for storage, and houses the main services as well as power and plumbing for washing and drying machines.

The five bedrooms are all generously sized doubles with luxury en suite facilities, four to the first floor off the landing and one to the ground floor to the rear.

HOLIDAY LODGES

Two of the newly built lodges are mirror images of each other, set out over two floors with a bath or shower room on each floor. Kitchen/dining room and sitting room to the ground floor with two double bedrooms to the first floor. The larger lodge is reverse level with a very impressive open plan reception room with a vaulted ceiling to the first floor, with a kitchen area to one end and balcony to the other. The master bedroom has en suite facilities. The second bedroom has access to a family shower room.

AGENTS NOTE

The adjoining property is Clevehurst Cottage, a grade II listed regency cottage built in 1830, which became the staff quarters after Rutland Lodge was built. Clevehurst has 3 bedrooms, 2 shower rooms, a garden and double garage. This property is available by separate negotiation.

OUTSIDE

A gravelled parking area is accessed through the gate piers lies to the side of the property, to the rear of the main house is a gravelled terrace seating area. To the front of each lodge is an area of terracing.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating to main house, electric underfloor heating to lodges.

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Torquay office and the harbour proceed up Torwood Street (A379) through the traffic lights becoming Babbacombe Road. After the shops and pedestrian crossing at Lisburn Square, Rutland Lodge can be found shortly on the right.



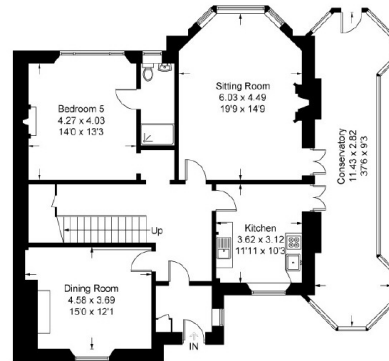
Approximate Gross Internal Area = 234.5 sq m / 2524 sq ft

Cottage 1 = 86.1 sq m / 927 sq ft

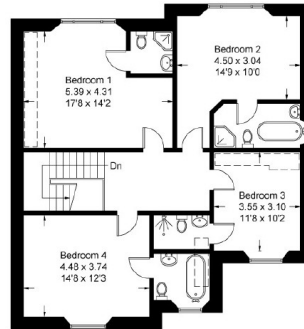
Cottage 2 = 81.1 sq m / 873 sq ft

Cottage 3 = 81.1 sq m / 873 sq ft

Total = 481.1 sq m / 5179 sq ft

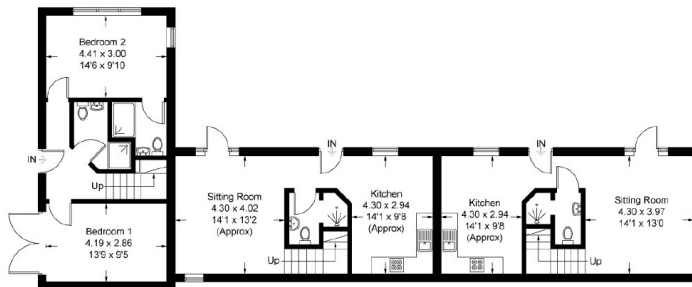


Ground Floor



First Floor

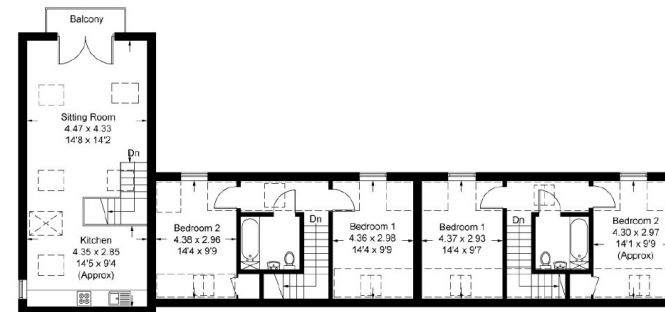
= Reduced headroom below 1.5m / 5'0"



Cottage 1 - Ground Floor

Cottage 2 - Ground Floor

Cottage 3 - Ground Floor



Cottage 1 - First Floor

Cottage 2 - First Floor

Cottage 3 - First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID283649)

These particulars are a guide only and should not be relied upon for any purpose.



Stags

6 Vaughan Parade, Torquay, Devon, TQ2 5EG

Tel: 01803 200160

torquay@stags.co.uk